

151.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

825,800 / 825,800

USE VALUE:

825,800 / 825,800

ASSESSED:

825,800 / 825,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
53		FOUNTAIN RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: WALLACE PETER B ETAL/ TRUSTEES	
Owner 2: FOUNTAIN REALTY TRUST	
Owner 3:	

Street 1: 53 FOUNTAIN RD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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**PREVIOUS OWNER**

Owner 1: WALLACE PETER B -	
Owner 2: SAHELY COLETTE A -	
Street 1: 53 FOUNTAIN RD	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALLACE PETER B	78184-300	1	7/6/2021	Convenience	100	No	No		
CAROSELLI DORIS	44565-405		1/31/2005		436,000	No	No		
CAROSELLI DORIS	30696-478		9/27/1999	Family	1	No	No	N	

SALES INFORMATION	TAX DISTRICT	PAT ACCT.

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CAROSELLI DORIS	30696-478		9/27/1999	Family	1	No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/7/2019	1012	Heat App	10,106	C					12/20/2020	Info By Phon	DGM	D Mann
11/7/2016	1363	Demo gar	2,900	O					8/21/2013	Measured	JBS	JOHN S
3/12/2013	319	Addition	83,800	C					5/24/2013	Info Fm Prmt	EMK	Ellen K
7/19/2001	493	Re-Roof	2,500	C					2/25/2009	Meas/Inspect	372	PATRIOT
									12/19/2005	MLS	HC	Helen Chinal
									11/3/2000	Hearing N/C	163	PATRIOT
									11/22/1999	Meas/Inspect	263	PATRIOT
									7/16/1993		KT	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

PROPERTY FACTORS	DEPTH / PRICE UNITS	UNIT TYPE	LAND TYPE	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
Z R1	SINGLE FA	100	water														447,385						447,400	
o			Sewer																					
n			Electri																					
Census:	Exempt																							
Flood Haz:			Topo	1	Level																			
D			Street																					
s			Gas:																					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4641	Sq. Ft.	Site			0	80.	1.20	9									447,385						447,400	

